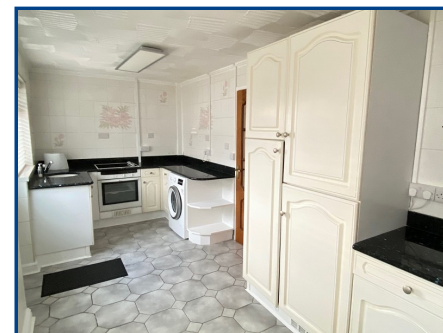


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Stratton Way
Neath Abbey
Neath
Neath Port Talbot.**

Price **£265,000**



- **DETACHED BUNGALOW**
- **2 BEDROOMS**
- **LOUNGE**
- **KITCHEN**
- **SPACIOUS DRIVEWAY LEADING TO GARAGE**
- **LOW MAINTENANCE REAR GARDEN**
- **POPULAR RESIDENTIAL LOCATION**
- **NO CHAIN**

General Description

Situated in the sought-after area of Cwrt Herbert, Neath, this well-presented detached bungalow offers an exceptional opportunity for those seeking a blend of comfort and convenience. Call us today to book your viewing appointment.....



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Situated in the sought-after area of Cwrt Herbert, Neath, this well-presented detached bungalow offers the perfect blend of comfort and convenience. Boasting two generously sized bedrooms, the property has been beautifully maintained, however, some modernising required. Ideal for a range of buyers.

The bright and welcoming interior features bathroom and thoughtfully designed living spaces, ensuring both relaxation and practicality. A highlight of this charming home is the expansive driveway, providing ample off-road parking and leading to a secure garage – perfect for families or those needing additional storage.

Set within a peaceful, residential neighbourhood, the bungalow enjoys easy access to the historic town of Neath, renowned for its vibrant local shops, excellent schools, and friendly community spirit.

Nature lovers will appreciate the proximity to Gnoll Country Park, a picturesque haven perfect for walking and outdoor activities. For commuters, convenient road links and nearby Neath railway station ensure swift connections to Swansea, Cardiff, and beyond.

This is a rare opportunity to acquire a delightful home in a fantastic location. Arrange a viewing today to fully appreciate all that this bungalow and its surroundings have to offer.

Hallway (5' 01" x 4' 03") or (1.55m x 1.30m)
Entrance to hall, fully tiled walls, laminated flooring.

Lounge (16' 11" x 11' 06") or (5.16m x 3.51m)
Bay window to the front, feature fireplace, laminated flooring, radiator.

Kitchen (19' 03" x 7' 03") or (5.87m x 2.21m)

Windows & door to the side to access the side of the property. A range of wall & base fitted units, with work top over, sink unit. Electric hob, oven, plumbing for a washing machine, integrated fridge freezer. Fully tiled walls & flooring, radiator.

Inner Hall (7' 0" x 0' 0") or (2.13m x 0.00m)
Attic entrance, laminated flooring. Doors to

Bedroom 1 (12' 01" x 10' 05") or (3.68m x 3.18m)
Window to the rear, built in wardrobe, laminated flooring, radiator.

Bedroom 2 (11' 03" x 8' 06") or (3.43m x 2.59m)
Window to the rear, built in wardrobe, laminated flooring, radiator.

Bathroom (8' 06" x 8' 03") or (2.59m x 2.51m)
Frosted windows to the side, tiled panelled bath, hand basin, low-level WC. Storage

cupboard housing gas central heating boiler, radiator.

External

Low maintenance frontage with loose stone. Spacious driveway leading to garage. Side gated access to the rear garden. Enclosed paved rear garden.

Agents Note

There is a railway track, situated behind the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

